

**City of Wilkes-Barre Zoning Hearing Board**  
**February 17, 2021 Agenda**

Edward J. DeMichele, Chairman  
Leon S. Schuster, Vice Chairman  
Rodney Kaiser, Esq.  
Jerry J. Altavilla  
Hayden White



William C. Harris  
Director of Planning & Zoning /  
Zoning Officer  
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**NOTICE OF PUBLIC HEARING**  
**BEFORE THE CITY OF WILKES-BARRE**  
**ZONING HEARING BOARD**

**A public hearing will be held in City Council Chambers, Fourth Floor, City Hall, 40 East Market Street, Wilkes-Barre, Pennsylvania, on Wednesday, February 17, 2021 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:**

- a) Allied Services** for the property located within an R-2 zone at **200 South Meade Street** for a variance to install a 3' x 12' single face illuminated sign on the front of the building. A variance to install an illuminated free-standing sign and waive the front yard setback from the required 10 feet down to 6 feet. A variance to waive the vertical clearance of the free-standing sign from the required 9 feet down to 0 feet as measured from the lowest edge or point of the sign to the highest ground elevation located beneath the sign.
  
- b) Darihana Soto Breno** for the property located within a C-N at **632 North Main Street** to establish a 490 square foot social hall inside a building containing one apartment. A variance to waive two parking spaces for the proposed use.
  
- c) Doni E. Rubando** for the property located within an R-2 zone at **10-12 Madison Street and 14-16 Madison Street** for variances to waive the required driveway width for each two-unit dwelling from the required 12 feet decreased to 6.75 feet to install a 13.5-foot-wide shared driveway.
  
- d) Harry Adesh** for the property located within an R-1 zone at **41 Poplar Street** for a variance to waive one side-yard setback from the required 5 feet decreased to 2 feet to construct a 10' x 20' rear addition on to a home.
  
- e) Andrew Magda** for the property located within an R-2 zone at **288 Moyallen Street** for a special exception to change a nonconforming use for a building containing a tavern and three (3) apartments changed to a five (5) unit apartment building.

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**f) Mofon Lounge, LLC** for the property located within a C-N zone at **120 Academy Street** for a special exception to establish a Hookah Lounge as a Use Not Addressed Within the Zoning Ordinance. Requesting a variance to have a BYOB use during the restaurant hours of 11:00 a.m. to 11:00 p.m.

**g) Fuego Lounge** for the property located within a C-4 zone at **33 South Wilkes-Barre Blvd. (suite 2)** for a special exception to establish a Hookah Lounge as a Use Not Addressed Within the Zoning Ordinance. Requesting a special exception to have a BYOB use and afterhours club Friday, Saturday, and Sunday from 8:00 p.m. until 4:00 a.m. and a variance to allow those uses to be located less than 1000 feet from a residential dwelling, a place of worship, a public or quasi-public use or structure, and an R-3 zoning boundary in which residences are permitted as a principal use.

**h) 220-230 Carey Avenue, LLC** for the property located within an R-2 zone at **220-230 Carey Avenue** for a special exception to change a nonconforming use of two existing commercial buildings from 12,456 square feet of office space into eleven (11) apartments, and 1,424 square feet of office space.

**ALL INTERESTED PERSONS MAY APPEAR AT SUCH HEARING. CASES WILL NOT NECESSARILY BE CALLED IN THE ORDER LISTED ABOVE. DISABILITIES NOTICE:** This Hearing is being held at a facility which is accessible to persons with disabilities. Please notify the Human Resources Office, if special accommodations are required. Such notification should be made

within one (1) week prior to the date of this hearing. The Human Resources Office can be reached at (570) 208-4173 or by FAX at (570) 208-4124 or by e-mail at [wilkes-barre.pa.us](mailto:wilkes-barre.pa.us)

**By Order of the Zoning Hearing Board of the City of Wilkes-Barre**  
**William C. Harris, Director of Planning & Zoning/Zoning Officer**

THE CITY OF WILKES-BARRE IS AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER  
*George C. Brown, MAYOR*